

VIEUX CARRÉ COMMISSION ARCHITECTURAL COMMITTEE

Mitchell J. Landrieu
MAYOR

CITY OF NEW ORLEANS

Bryan Block
DIRECTOR

Architectural Committee meeting of **Tuesday, June 28th, 2016**

Committee Members Present: Daniel Taylor, Dennis Brady, Nick Musso, Rick Fifield

Committee Members Absent: George Hero,

Staff Present: Bryan Block, Interim Director; Nicholas G. Albrecht, Plans Examiner; Erin Vogt, Plans Examiner; Erika Gates, Building Inspector; Reneé Bourgogne, Architectural Historian;

Staff Absent:

Others Present: John Williams, Mark Thomas, Henry Hanisee, Debra Harkins, Logan Trotter, Carol Gniady, Lacey Wotring, Susan Guillot, Alban Guillot, Bob Mortenson, Meg Lousteau, Jenna Burke, Al Drouet, Adil Fatakia, Kim Girvan, Bayer Vella, Frances Swigart Steg, Loretta Harmon, Bob Ellis, Mariana Haussen, Kirk Fabacher, David McMurphy, Brent Lemoine, David Oestreicher, Marcelle Walter, Daniel Husley, Rey Regueira, John Gray, Chuck Berg, Charlie Talbert

AGENDA

Old Business

336-340 Decatur St: Mark Thomas, applicant; Joseph C Paciera, owner; Proposal to demolish existing yellow-rated structure and construct new four story building with rooftop terrace, per application and materials received 07/04/15 & 06/27/16.

Mr. Albrecht gave the staff presentation with Ms. Harkins, Messrs. Hanisee, Thomas, and Trotter present on behalf of the application. Mr. Taylor noted that because of the size of the agenda he would attempt to limit the discussion. Mr. Brady noted the informal meeting between himself, VCC staff, and the applicants regarding options of achieving an approvable design and noted that alternate design was being presented today. Mr. Brady continued that an interior courtyard design would resolve the design issues and that the building as presented looks like it has an addition added to the top. Mr. Brady expressed his desire to see the solid mass of the building brought up.

Mr. Thomas replied that creating an interior courtyard would force the movement of exit stairs and would be problematic. Mr. Brady replied that it was not the responsibility of the VCC to solve interior design problems.

Mr. Block stated that he wanted to confirm that the desired signage would be similar to that seen on the proposed plans and inquired about the proposed mechanical equipment. Mr. Thomas replied that the mechanical equipment is actually at the floor level of the 4th floor and surrounded by the rest of the 4th floor essentially putting the mechanical equipment in a mechanical well.

Mr. Musso stated that he was concerned there was little on the ground floor to engage the public and noted that the ground floor looks like a retail building. Mr. Thomas replied that the addition of furniture and the actual use of the building will help to display the ground floor differently. Mr. Fifield commented that sliding glass doors on the ground floor were probably not the way to go and noted that he would like to see details that bring the building to life. Mr. Fifield continued that the applicants were missing an opportunity for contemporary design and that they were making incremental moves and not taking the building in a new direction. Mr. Brady suggested not using any sliding doors.

Mr. Taylor noted that areas of the galleries are about even to the interior floor areas and that he found the N. Peters façade bothersome with a gallery compared to the streetscape. Mr. Taylor also commented that the proposed “loggia” was not a real loggia.

Mr. Brady commented that the applicants were close to an acceptable design and suggested making the ground more acceptable and operating like a French Quarter ground floor. Mr. Brady suggested using a plaster wall with punched openings on the ground floor.

Mr. Block inquired if the square footage of the loggia was a required amount. Mr. Thomas replied that the exterior space was down to 750 sq. ft.

Mr. Fifield commented that there was no focal point looking down Decatur St. and that the site was one of the most prominent building sites in the French Quarter. Mr. Fifield commented that that the design should be exciting rather than trying to meet a criteria.

Mr. Fifield moved to **defer** the application to allow the applicant to revise the proposal. Mr. Musso seconded the motion, which passed unanimously.

Following the vote, Mr. Oestreicher, in the audience, commented that he is a neighbor at 409 Decatur and stated that he was hoping the VCC will help to make solutions to the design.

311 Bourbon St: John C. Williams, applicant; The City Of New Orleans, owner; Proposal to modify previously approved plans including new egress gate and modified pavilion, per application & materials received 05/13/15 & 06/13/16, respectively.

Mr. Albrecht gave the staff presentation with Mr. Williams and Ms. Wotring present on behalf of the application. Mr. Williams stated that the reason for the proposed gate modification was because they had not received prior approval from the fire marshal and that they had worked out this proposed solution with the fire marshal. Mr. Musso stated that he believes there may be problems with ADA requirements.

Mr. Fifield moved for **approval** of the application. Mr. Brady seconded the motion, which passed with affirmative votes from Messrs. Fifield, Brady, and Taylor. Mr. Musso abstained from voting.

111 Iberville St: John C. Williams, applicant; Badine Land Ltd, owner; Proposal to modify previously approved plans to renovate structure and construct additions for new hotel use, per application & materials received 06/07/16.

Mr. Albrecht gave the staff presentation with Mr. Williams present on behalf of the application. Mr. Taylor inquired what the reason behind the proposed changes was. Mr. Williams replied that the changes were a result of SHPO requirements and that they were trying to accommodate those. Mr. Williams continued that SHPO was ok with the proposed mechanical screening and noted that the screening reduces noise.

Mr. Block inquired if the reason behind the increased screening height was an increased height of equipment. Mr. Williams responded that the specs on the mechanical equipment got higher and bigger and that a generator was added. Mr. Musso noted that not everything need to run on a generator and that smaller, more efficient units are available.

Mr. Musso continued that contemporary doors and windows could be located further within openings. Mr. Fifield suggested that the staff works with the SHPO to come to an agreement on a variety of the elements of the building.

Mr. Musso moved to **defer** the application to allow for the changes that were discussed and allow for staff to communicate with the SHPO. Mr. Brady seconded the motion, which passed

unanimously.

808 Royal St: John C. Williams, applicant; N I C E Investments LLC, owner; Proposal to construct new four story building, per application and materials received 06/09/15 & 06/21/16, respectively.

Mr. Albrecht gave the staff presentation with Mr. Williams and Ms. Wotring present on behalf of the application. Mr. Fifield noted that the proposal includes bits and pieces of historic vocabulary but that he doesn't see any imagination to making it a truly contemporary building. Mr. Fifield continued that he doesn't see how the proposed doors would work.

Mr. Taylor commented that something similar to this design may be successful on a wider lot but that the current lot is not wide enough. Mr. Fifield inquired about making the doors narrower. Mr. Williams replied that the owner doesn't want a door narrower than 9'6" but that they could go to 9' wide if they had to.

Mr. Fifield noted that the applicants are forcing a symmetry when they might not need to. Mr. Williams noted that they are responding to a program and that they would like to go to the Commission to review the proposed massing. Mr. Musso noted that the applicants were not that far off and suggested reducing the width of the ground floor openings and increasing the wall widths.

Mr. Musso moved to **defer** the application. The motion, seconded by Mr. Fifield, passed unanimously.

907-17 Governor Nicholls St: John C. Williams, applicant; 913 Governor Nicholls LLC, owner; Proposal to renovate existing building, demolish existing parking structure, and construct new three story building in conjunction with proposed resubdivision with 1211-15 Dauphine St, per application & materials received 04/13/16 & 06/20/16.

Ms. Vogt gave the staff presentation with Mr. Williams present on behalf of the application. Mr. Block stated that multiple residents had written emails, which largely addressed density concerns. Mr. Brady asked if the garage wall had been moved further behind the balcony; Mr. Williams answered that it had. Mr. Brady noted that the sections appeared to be inconsistent with the plan and would need to be revised.

Mr. Williams described how revisions had been made to reflect recommendations made by staff, Committee and concerns noted by the public, and agreed with staff's recommendation to revise the stair between the Dauphine and rear building. Mr. Fifield stated that the Dauphine building had improved, and could be conceptually approvable, but voiced concerns that the building behind 907-17 might distract from the historic, main house. Mr. Brady was specifically concerned with the relationship between the balcony and first floor garage doors on the rear building. Mr. Fifield suggested that the applicant study the elevation further, possibly by extending the balcony posts to grade and thereby creating a gallery rather than a balcony. Mr. Taylor also encouraged further study of the façade.

Mr. Taylor, noting that the applicant had responded positively to critique, asked Mr. Williams to begin developing the appearance of the rear building, including vignettes based on visible views from Governor Nicholls. Mr. Taylor particularly addressed the Burgundy-side stair, and emphasized that the visibility of the new construction behind the historic building should be carefully considered. Mr. Taylor asked if the resubdivision process had begun; Mr. Williams responded that it would not begin until his client purchased the property.

Various members of the public in the audience, including Susan and Albin Guilliot on behalf of French Quarter Citizens, and Bob Mortenson, spoke regarding concerns of density and aesthetics appropriate to the neighborhood. Meg Lousteau of VCPORA opposed the proposed resubdivision

and voiced concerns regarding the Cabrini Park elevations.

Mr. Musso moved for **conceptual approval** of the proposed new construction, with further development of the designs as requested by staff and the Committee. Mr. Brady seconded the motion, which passed with votes from Messrs. Musso, Taylor and Brady. Mr. Fifield voted against.

1211-15 Dauphine St: John C. Williams, applicant; 913 Governor Nicholls LLC, owner; Proposal to demolish existing parking structure, and construct new three story building in conjunction with proposed resubdivision with 907-17 Gov. Nicholls St, per application & materials received 04/13/16 & 06/20/16.

[See Architectural Committee Action of 907-17 Governor Nicholls, above.]

1031 Chartres St: Kimberly Girvan, applicant; Samuel P Girvan, owner; Proposal to repair structural damage and prevent future water intrusion in masonry wall, per application & materials received 09/16/15 & 05/14/16, respectively.

Ms. Vogt gave the staff presentation with Ms. Girvan present on behalf of the application. Mr. Fifield asked who Ms. Girvan had contracted as her waterproofer (Associated Waterproofing). Mr. Musso noted that self-adhering bituminous sheeting is likely to be more successful than a mop-applied membrane.

Mr. Fifield moved for final **approval** to be completed at staff level, suggesting that the applicant and her waterproofing contractor meet with staff. Mr. Musso seconded the motion, which passed unanimously.

1014 Royal St: Donna F Steg, applicant/owner; Proposal to rebuild portion of failing façade wall, install new structural ties, and repair roof drainage, per application & materials received 12/22/15 & 06/16/16, respectively.

Ms. Vogt gave the staff presentation with Ms. Swigart Steg, Ms. Harmon, and Mr. Vella present on behalf of the application. With no discussion necessary, Mr. Musso moved to **conceptually approve** the application, consistent with the staff recommendation, with final review, permitting and inspections to be completed by staff. Mr. Taylor seconded the motion, which passed unanimously.

200 Chartres St: Kristine Shull, applicant; 200 Chartres, LLC, owner; Proposal to modify ground floor commercial storefront, per application & materials received 05/10/16 & 06/21/16, respectively.

Mr. Albrecht gave the staff presentation with Mr. Fabacher present on behalf of the application. Mr. Musso stated that he has no problems with the revised proposal provided that additional drawings and lighting specs are provided.

Mr. Fifield moved for **conceptual approval** based on the staff recommendation. Mr. Musso seconded the motion, which passed unanimously.

810 Esplanade Ave: Daniel Zangara, applicant; Ibu And Bapak LLC, owner; Proposed alterations to previously approved site plan and dependency elevation, per application & materials received 03/28/16 & 06/20/16, respectively.

Ms. Vogt gave the staff presentation with Mr. Zangara present on behalf of the application. Mr. Musso stated that he agreed with the recommended revisions proposed by staff. Mr. Taylor suggested that the applicant tighten the stair winders.

Mr. Fifield moved to **conceptually approve** the proposed alterations per staff recommendation, with final review and permitting to be completed by staff. Mr. Musso seconded the motion, which passed unanimously.

1000-08 Saint Ann St, 731 Burgundy St: James Cripps, applicant; Pauline Properties, LLC, owner; Proposal to renovate building in conjunction with a **change of use** from *vacant* to *residential*, per application & materials received 03/24/16 & 06/13/16, respectively.

Ms. Vogt gave the staff presentation with Mr. Cripps present on behalf of the application. Mr. Musso commended the decision to retain the various historic windows and doors that had been added to the property over time. Mr. Cripps agreed to remove the night blinds from the proposal.

Mr. Brady moved to **conceptually approve** the proposed renovation and change of use, consistent with staff recommendations. Mr. Musso seconded the motion, which passed unanimously.

1220 Dauphine St: Sarah Busch, applicant; Barda Properties LLC, owner; Proposal to modify previously approved plans, per application & materials received 06/21/16.

[Mr. Taylor left the meeting during the staff presentation]

Mr. Albrecht gave the staff presentation with Messrs. McMurphy and Lemoine present on behalf of the application. Mr. Brady inquired what kind of plaster would be used. Mr. McMurphy noted that it would be the VCC formula stucco. Mr. Fifield commented that the expansion joints undermine the historic stucco and that there needs to be far less pronounced expansion joints.

Mr. Brady commented that the contractor was terrified of the performance of the stucco and recommended that the applicants consult with some other stucco contractors.

Mr. Fifield moved to **defer** the application to allow the applicant to respond to the staff recommendations. Mr. Brady seconded the motion, which passed unanimously.

New Business

609 Iberville St: Richard Choate, applicant; New Hotel Monteleone, owner; Proposal to install capped wood vertical board fencing on the roof of an existing building to screen mechanical equipment, per application & materials received 05/17/16.

Ms. Vogt gave the staff presentation with Mr. Choate present on behalf of the application. With no discussion necessary, Mr. Fifield moved to **approve** the proposed mechanical screening. Mr. Brady seconded the motion, which passed.

819 Ursulines Ave: Robert Pell, applicant; R Joseph Lopez, owner; Proposal to renovate rear elevation and courtyard, per application & materials received 06/08/16.

[Mr. Taylor returned during the staff presentation of 819 Ursulines]

Ms. Vogt gave the staff presentation with Mr. Pell present on behalf of the application. Mr. Musso noted that the planter details should show a water vapor barrier extending one course of brick above the soil level. Mr. Pell asked if the awning may be found approvable if it were located within the door openings. Mr. Brady suggested that two separate awnings be proposed for the center bays. Mr. Pell agreed to revise the proposed second floor window.

Mr. Musso moved for **conceptual approval**, with final review and permitting to be completed by staff. Mr. Fifield seconded the motion, which passed unanimously.

226 Decatur St: Diane Hickman, applicant; Dpr LLC, 226 Decatur LLC, owner; Proposal to renovate building including construction of new balconies, the elimination of the existing pitched roof, and the construction of new rooftop addition, per application & materials received 06/21/16.

Mr. Albrecht gave the staff presentation with Ms. Walter present on behalf of the application. Mr. Brady inquired about the style of the fourth floor windows. Ms. Walter stated that they were existing casement windows.

Mr. Taylor inquired if the building would be fully sprinklered. Ms. Walter replied that it would be. Mr. Musso noted that an appeal letter for having only one exit may still be needed even with the building fully sprinklered. Mr. Musso also stated that the rooftop addition was totally unacceptable.

Mr. Brady moved to accept the staff recommendation for **conceptual approval** of the renovation, noting that issues regarding the balconies could be addressed after the fire escape is proposed for removal, and to **deny** the proposed rooftop addition. Mr. Fifield seconded the motion, which passed unanimously.

1212 Royal St: Rey Regueira, applicant; E Lorenz Borenstein Gallery, owner; Proposal to replace deteriorated and/or missing lintels, per application & materials received 05/16/16 & 06/21/16, respectively.

Ms. Vogt gave the staff presentation with Mr. Regueira present on behalf of the application. With no discussion necessary, Mr. Musso moved to **approve** the application as proposed, consistent with staff recommendation. Mr. Fifield seconded the motion, which passed unanimously.

1316 Burgundy St: Loretta Harmon, applicant; Leggett Properties La, LLC, 1316 Burgundy LLC, owner; Proposal to renovate Burgundy elevation including a new garage door and a new window, per application and materials received 06/27/16 & 06/07/16, respectively.

Mr. Albrecht gave the staff presentation with Ms. Harmon present on behalf of the application. Mr. Musso noted that the work done in the 1960s should not be held in high regard. Mr. Fifield noted that the applicant was doing what was needed to fix the building and moved for **conceptual approval** consistent with the staff recommendation. Mr. Brady seconded the motion, which passed unanimously.

Appeals & Violations

941 Bourbon St: Charles Berg, applicant; Lafitte Blacksmith Shop Inc, owner; Proposal to relocate existing mechanical equipment and modify courtyard bar structure, per application and materials received 02/15/16 & 06/21/16, respectively. **[Notice of Violation 10/06/15]**

Mr. Albrecht gave the staff presentation with Mr. Berg present on behalf of the application. The Committee responded favorably to the proposal and with no discussion necessary, Mr. Musso moved to approve the recommendation of the staff for **conceptual approval**. Mr. Fifield seconded the motion, which passed unanimously.

201 Decatur St: Louis Faust, applicant; Pzda LLC, owner; Proposal to retain balcony constructed in deviation of approved plans, per application & materials received 06/09/16 & 06/13/16, respectively. **[Notice of Violation 02/21/14]**

The application was deferred due to a lack of representation on behalf of the proposal.

With no additional business to discuss Mr. Musso moved to adjourn the meeting. The motion, seconded by Mr. Fifield, passed unanimously. The meeting was adjourned at approximately 3:40 PM.